

Subject: RE: Email from Raymond J. Gallagher-Scott's Seafood
Date: Wednesday, March 14, 2012 11:39:14 AM PT
From: Julie Braun
To: Steve Fagalde
CC: Ellen Miramontes, 'Steven E. Hanson'

Steve,

I have yet to receive your drawings and material details. As soon as I receive this information I can discuss your proposed modifications with Dorin and Pam.

From: Steve Fagalde [mailto:stevef@scottscorp.com]
Sent: Monday, March 12, 2012 3:57 PM
To: 'Ellen Miramontes'; Steve Hanson
Cc: Julie Braun
Subject: RE: Email from Raymond J. Gallagher-Scott's Seafood

They are scanning now. Should have them to you within 30 minutes. Thanks again

Stephen E. Fagalde
Phone: (510) 302-0999

From: Ellen Miramontes [mailto:ellenm@bcdcc.ca.gov]
Sent: Monday, March 12, 2012 2:37 PM
To: Steve Fagalde; Steve Hanson
Cc: Julie Braun
Subject: Re: Email from Raymond J. Gallagher-Scott's Seafood

Raymond, Steve and Steve,

Thank you for meeting with Julie Braun and myself last Friday. I appreciated the opportunity to understand what your revised proposal entails. As we discussed, please do scan the plans and images that you shared and send these to me via email so that I may share these plans with others here at BCDCC. We may or may not be holding a Regulatory Staff meeting tomorrow as our Chief of Permits, Bob Batha, is out sick today and may be as well tomorrow. I will share the plans I receive from you at my earliest convenience.

Thank you,

--

Ellen Miramontes
Bay Design Analyst
SF Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111

415-352-3643
<http://www.bcdcc.ca.gov/>

On 3/12/12 2:11 PM, "Steve Fagalde" <stevef@scottscorp.com> wrote:

Ellen

Thank you for taking the time, meet with myself, Steve Fagalde, Steven Hanson and Julie Braun from the Port of Oakland to further our discussions about our revised proposal to the Scott's Pavilion Wall Panel Systems upgrade.

We appreciate you spending time to listen and getting to know the history of Scott's, the Scott's Pavilion and our efforts to continue bringing successful events to Jack London Square's waterfront. As I am sure you noticed, we are very excited to get started on making the proposed upgrades to the Scott's Pavilion, Wall Panel System. As mentioned, it will become a Facility that is more efficient in the way it transfers from Public to Private Use and vice versa. The upgrades will also make for a more exciting visual to visitors both in the public and private

Due to these upgrades being, for the most part, a change of existing materials, Scott's is sure that BCDC will make this a simple letter amendment to the existing Pavilion. Please share with your counterparts at your regulatory meeting tomorrow that this would be our preference and we are ready to immediately start on making these upgrades to the Wall Panel System. I look forward to hearing from you after your meeting.

If you have any questions, you can reach me at my office (510) 302-0999

Thank you

Raymond J. Gallagher

Subject: RE: Pavillion Documents
Date: Tuesday, March 13, 2012 5:13:51 PM PT
From: Steven E. Hanson
To: 'Ellen Miramontes'
CC: 'Steve Fagalde'

Ellen, thanks for getting back to us and keeping us informed. Both Steve and I really appreciate your attention to this issue. As you know, we are all working for a better environment along our bay shore and we certainly want Jack London Square to shine again!!

Steve Hanson

From: Ellen Miramontes [mailto:ellenm@bcdca.gov]
Sent: Tuesday, March 13, 2012 5:07 PM
To: Steve Fagalde
Cc: Steve Hanson
Subject: Re: Pavillion Documents

Steve,

Thank you for sending your revised plans as well as the proposed material cut-sheets. Unfortunately both Bob Batha and Brad McCrea have been out sick this week so I have not been able to share the plans with them. Once they return to the office, I will do so and let you know of our feedback.

Regards,

--

Ellen Miramontes
Bay Design Analyst
SF Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111

415-352-3643
<http://www.bcdca.gov/>

On 3/12/12 4:28 PM, "Steve Fagalde" <stevef@scottscorp.com> wrote:

Steve Fagalde
Food Specialists, Inc.

Sent from my iPhone

Begin forwarded message:

From: "Veronica Romero" <VeronicaR@scottscorp.com>
To: "Steve Fagalde" <stevef@scottscorp.com>

Subject: Pavillion Documents

Verónica Romero

veronicar@scottscorp.com

P 510-302-0999

F 510-302-0995

Subject: FW: Email from Raymond J. Gallagher-Scott's Seafood

Date: Tuesday, March 13, 2012 5:02 PM

From: Ellen Miramontes <ellenm@bccdc.ca.gov>

To: Bob Batha <bobb@bccdc.ca.gov>, Brad McCrea <bradm@bccdc.ca.gov>, Adrienne Klein <adriennek@bccdc.ca.gov>

Bob, Brad and Adrienne,

At some point, I would like to talk over Scott's revised pavilion concepts but in the meantime thought I would pass along this email as well as the attached images which give an idea of what they are thinking. I think this revised concept is moving in a better direction but still needs some work including: plaster walls and columns seem inappropriate, doors and awning feature at "Franklin Street Entrance" don't seem appropriate either. Increased transparency of materials is better. Minimizing permanent obstructions in view corridor is better.

Bob and Brad,
Hope you both feel better soon.

- Ellen

----- Forwarded Message

From: Steve Fagalde <stevef@scottscorp.com>

Date: Mon, 12 Mar 2012 14:11:22 -0700

To: Ellen Miramontes <ellenm@bccdc.ca.gov>

Cc: Steve Fagalde <stevef@scottscorp.com>

Subject: Email from Raymond J. Gallagher-Scott's Seafood

Ellen

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Thank you

Raymond J. Gallagher

----- End of Forwarded Message

Subject: Fwd: Pavillion Documents
Date: Monday, March 12, 2012 4:28:24 PM PT
From: Steve Fagalde
To: Ellen Miramontes

Steve Fagalde
Food Specialists, Inc.

Sent from my iPhone

Begin forwarded message:

From: "Veronica Romero" <VeronicaR@scottscorp.com>
To: "Steve Fagalde" <stevef@scottscorp.com>
Subject: Pavillion Documents

Verónica Romero
veronicar@scottscorp.com
P 510-302-0999
F 510-302-0995



Subject: RE: Email from Raymond J. Gallagher-Scott's Seafood
Date: Monday, March 12, 2012 3:56:38 PM PT
From: Steve Fagalde
To: 'Ellen Miramontes', Steve Hanson
CC: Julie Braun

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Stephen E. Fagalde
Phone: (510) 302-0999

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Thank you,

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Ellen Miramontes
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If you have any questions, you can reach me at my office (510) 302-0999

Thank you

Raymond J. Gallagher

October 28, 2012

Ellen Miramontes
Bay Design Analyst
SF Bay Conservation and Development Commission
50 California Street, Suite 2600
San Francisco, California 94111



Dear Ellen,

It is our pleasure to submit to BCDC for approval of the proposed Scott's Jack London Seafood, Inc. , Public Pavilion improvement plans.

As you know Ellen, we have worked very hard over the last several months to come up with a program to replace the deteriorating plastic and cloth tent material that is used when the Public Pavilion is in private mode. Our plan, as has been our intention all along, is to provide improvements to the Pavilion and install a modern and efficient movable wall system that will protect members of private events from the wind and elements during the winter but also offer a much better looking interface to the Pavilion when in private use. I think our present plans achieve these goals. One of the primary goals for installing this system was to make the process to convert the Pavilion from public to private use and vice versa a much faster, safer and better process then has existed before. The result will be that the Pavilion will be in Public Use mode more time between tightly scheduled events.

When in private use, frankly, the Pavilion will look far better and far more professional than the existing tent wall system ever hoped to look. These improvements will also facilitate some much needed maintenance that we have delayed, pending the installation of a new wall system, which will provide for new lighting, new marine paint and removal of built up rust as well as general improvements to correct general ware and tear on the facility.

In our process of working with BCDC and our efforts to design a system that we believes meets the needs of the public and does not block views, when in public use, we have learned about materials and capabilities which will allow us to efficiently slide the walls out of the public view corridor. The walls hang on a multi tracked roller ball system so there will be no changes to the plaza area itself except for the installation of small anchor- pin holes that will be capped when not in use. This has been an evolutionary process as we have experimented with different materials and concepts in our efforts to provide the desired effect and meet public access needs.

In the end, weight for our selected system was a major factor and an overriding consideration when installing and moving the walls in and out of their positions. This learning process has involved the sourcing of light-weight and durable materials that permit these panels to efficiently move provide privacy for event attendees and permit the proper anchoring of the panels in place. As well, careful engineering was required to devise a system that could be used to efficiently roll the panels out of public view stacking them against existing walls, when the Pavilion is open to the Public. This has required a creative redesign and creative use of a multi directional roller ball system that mounts on the interior of the soffit hidden from exterior view. This roller system will accommodate the stacking of the panels while the Pavilion is open to the public and the securing the panels securely together while in private use.

The sliding panels emit light in an opalescent manner –they are an energy efficient Translucent Daylight Building System, utilizing a product with the brand name of Kelwall (<http://www.kalwall.com/>) used in

many public and private building systems permitting daylight to enter during the day and interior light to be visible from the outside at night. As suggested, these walls are not transparent but translucent. The only transparent walls will be the glass installed in similar sliding panels facing the water and in door elements. During the day, the panels are slightly reflective but emit light to the interior and during the night, when in use, the panels will be washed by multi-colored low energy LED spot lights that will be located above the track system aimed down on the interior of the panels. The exterior nighttime view will be one of color and light illuminated from within.

I am providing three sets of plans titled Public Pavilion that are in 11x 17 format and provide all the necessary information on our project.

In a brief walkthrough of the project, here is a description of the attached documents.

Drawings:

- A.0 Provides for a location setting. There is no change in the footprint or orientation of the Pavilion nor do any of the relationships changes due to the proposed improvements.
- A.1 Pavilion Plan View with the Panels in the Private Use position.
- A.2 Plan shows the panels in stored position and in Public-Use.
- A.3 Pavilion elevation views from the Southeast (Franklin Street side) and the southwest (waterside) Note the Kelwall system and color (see color rendering). The main Pavilion Color will remain as Pure White –Maritime Finish and the lower portion of the panels will be coated with Enticing Red Maritime Finish. All Clear class portions will be tempered safety glass.
- A.4 Southeast rendering of Pavilion (Franklin Street side) showing Kelwall in place mounted within aluminum frame hanging from roller ball system mounted under soffit. Note that during the day there is a slight reflective quality to the Kelwall System
- A.5 The Southwest elevation of the Pavilion shows the sliding Kelwall system with four of the sliding panels outfitted with clear tempered safety glass to permit attendees of private functions to have an unconstructive view of the Oakland Estuary.
- A.6 Proposed main entry door to be discussed.

Additional

Sheets: Kelwall descriptions. Also please see website for further description. (we will provide an example to staff for review of a Kelwall panel section).

We look forward to meeting you at your earliest convenience to discuss this project and believe that this improvement effort will be a major improvement to Jack London Square and particularly the area between Kincaid's and Scott's.

Sincerely,



Steven E. Hanson

On behalf of Scott's Jack London Seafood, Inc.

Attachments: Public Pavilion – Jack London Square New Collapsible Enclosure Walls (2 copies)

cc: [Brad McCreia](#), (1 copy) ✓

Since 1955
Kalwall

Daylight you can use...

More and more studies show workers are more productive and children learn better and are healthier in natural daylight! The high-tech solution to glare, shadows and lighting that has revolutionized the way America works, learns, plays and lives! Kalwall is also computer screen-friendly!

In today's workplaces and classrooms, the issue of glare and harsh sunlight reflections off computer screens and monitors is overcome by the diffuse light properties of Kalwall. Harmful ultraviolet rays are also screened out. The result: an even wash of usable daylight that is easier on the eyes. Even on cloudy and overcast days, the atmosphere created by balanced, diffused daylight offers a positive effect on attitude and productivity. Although vents and windows can be incorporated into the design, an opening completely filled with diffused light transmitting panels eliminates outside distractions that can capture wandering eyes.

The Colorful World of Kalwall...

Kalwall panels are available in a variety of standard colors and shades. More dramatic effects can be created by coloring the unique, solid-state, translucent insulation during the manufacturing process. Energy-efficient framing is available in a wide variety of architectural color finishes and treatments that are factory-applied for greater durability. Kalwall exceeds all building code requirements, including S. Florida, New York City and Los Angeles, and carries UL and ICC-ES listings as well as FM and CE approvals in its arsenal of options.

Kalwall

See our "Bright Ideas" Web site!
kalwall.com
daylightmodeling.com
Phone: +1 603-627-3861 • 800-258-9777 (N. America)
Fax: +1 603-627-7905 • Email: info@kalwall.com

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The Top 10 Reasons R-20
Kalwall is the preferred daylighting choice!

1. Green, LEED, saves energy
2. Glare-free diffused, usable daylight means no need for curtains or shades
3. Reduced lighting costs and controlled solar gain
4. Highly insulating, superior energy performance, $U = .05$
5. Maintenance-free... no scraping, painting or washing
6. Shatterproof and vandal-resistant
7. Pre-engineered, permanent... over 50 years experience
8. Installs fast... one room at a time from inside or outside
9. Lightweight, low cost to buy, install and own
10. Aesthetically pleasing... a true upgrade



Kalwall

Lumira



Daylight Replacement Systems

Window • Curtainwall • Skylight • Canopy

Since 1955
Kalwall

kalwall.com • daylightmodeling.com

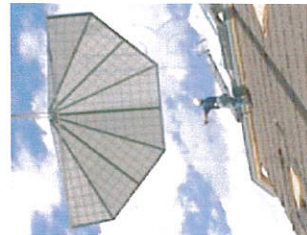


The ultimate daylighting solution for aging buildings... superior design and insulation allows Kalwall to pay for itself in energy/installation and maintenance savings!



Upgrade the energy performance, daylighting and aesthetics of any building. $U = .05$ with Kalwall+ Lumira[®] aerogel.

• Daylighting solutions for the ultimate energy savings!
• Museum-quality Daylighting
• Performance $U = .05$
• Healthy • LEED[®]



daylightmodeling.com

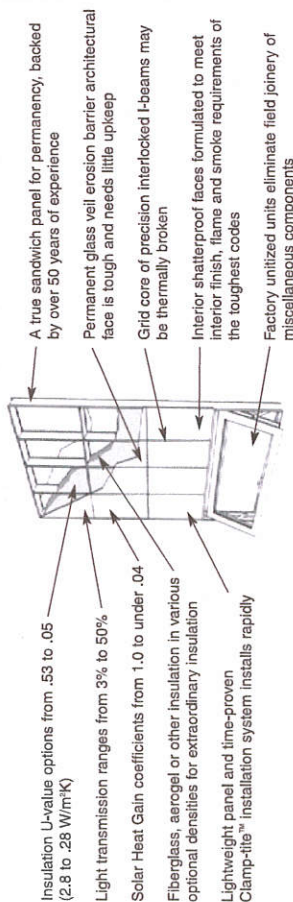
Now you can see accurate simulations of how diffuse daylight can affect your designs. There is no better way to calculate the impact and alternatives.

High-performance Translucent Building Systems

- Cut Heating Costs
- Reduce Air Conditioning Costs
- Save on Electric Lighting Costs
- Virtually Maintenance-free
- Shatterproof
- Vandal-resistant

A Unique Daylighting Replacement Technology

A total commitment for over 50 years to research and development, product improvement and innovation have positioned Kalwall as the standard setter in window replacement. The Kalwall Translucent Insulated Panel is the heart of this state-of-the-art system: a structural composite sandwich panel formed by permanently bonding specially formulated translucent fiberglass sheets to a grid core of interlocked, structural I-beams. The fiberglass faces have an innovative weather-resistant, low-maintenance composition. Translucent insulation is available in various densities with insulating U-value options from .53 to .05 (2.8 to 28 W/m²K). The Standard System is 2 1/4" (70mm) thick and can be up to 4' (100mm) thick. Kalwall Window, Wall and Skylight Replacements can be justified on their energy savings payback alone!



THE OPTIONS ARE ALL YOURS!

Kalwall has developed a sophistication in retrofit design, engineering and performance that clearly excels. While other systems sacrifice most or all natural lighting with the use of opaque panels or required shading devices, Kalwall transmits an abundance of soft, diffused, natural light.

Kalwall + Lumira U = .05

Kalwall 1000 U = .08

kalwall.com



A True Building Upgrade!

Any building can be transformed into a brighter, healthier, happier place to work and learn! Kalwall upgrades the energy efficiency of a building and also delivers significant additional savings in maintenance and repairs. The net result is a true boost to the asset value of the property! You'll be amazed by the improvement both inside and out.

Look at the "before and after" difference in this building!

Proven Technological Advantages!

Fenestration is the weak link in the energy performance of any building. To put the potential fuel savings into perspective, consider the overall wall space your current windows occupy. It is not uncommon for 50% or more of a building's surface to be windows. It's easy to see that dramatically improving the insulation of such a significant portion of your building's surface would have enormous impact. Kalwall Window Replacements are over 300% more efficient than insulated glass. Even Kalwall's standard panels outperform a solid concrete wall 16" thick! It is not an exaggeration to claim fuel savings of up to 40% following the installation of Kalwall Window Replacements. The savings in heating and cooling costs alone deliver a quick payback. But that's just the beginning of the economic advantages to Kalwall's Window Replacement technology.

Repeated window maintenance costs are eliminated! Kalwall is shatterproof... no more broken windows to replace! No more scraping, re-caulking and painting sashes. Savings are also realized with the elimination of curtains and shades and the associated maintenance and replacement costs. Even window washing becomes unnecessary as every rainfall cleans the smooth exterior of the panels, leaving a clean, streak-free surface. Kalwall also puts an end to condensation problems associated with glass.

Skylight and **Skyroof** Replacements can be installed from the outside of a building, resulting in an absolute minimum of disruption. Panel assemblies are factory prefabricated to the maximum size and configuration possible. This

preassembly of modular units ensures proper installation and eliminates joints. Installation time is much faster and always trouble-free, as job site cutting or fabrication is almost eliminated. Installation can be performed by Kalwall's local contractor or a factory team.



Installation is Faster, Less Disruptive and More Economical!

Subject: Scott's Pavilion

Date: Tuesday, July 10, 2012 5:37 PM

From: Ellen Miramontes <ellenm@bcdca.gov>

To: Bob Batha <bobb@bcdca.gov>, Adrienne Klein <adriennek@bcdca.gov>

Cc: Brad McCrea <bradm@bcdca.gov>

Bob and Adrienne,

I wanted to let you both know of a meeting Brad and I had with Steve Fagalde and Steve Hanson today regarding the proposed changes to Scott's pavilion structure. I have had some back and forth with them regarding their proposed design and today they shared their latest (partial) proposal. As you will see in the first attachment, they would still like to have a permanent structure with doors which would be placed on the south side of the pavilion. The other proposed panels would slide away for the majority of the sides.

Brad and I discussed some options with them (moving door structure to southeast corner towards kayak place and out of view corridor; activating public access area beneath pavilion when available to public with games or other enhancements; removing wing walls of proposed structure) and said we would discuss further and get back to them.

They also continue to be interested in the idea of taking this area out of public use and swapping some other public access area or improvement for this space. They feel it is mostly unused by the public and would like to make greater use of it. I have explained in the past that the public access benefit would need to be so great that it would be difficult to accomplish a meaningful trade and we didn't have an idea for this.

I continue to remain uncomfortable with this permanent door structure and feel that it will appear odd in the public space. I realize as a whole that their proposal to install these translucent panels will be better functionally for them and us (less overuse of public space for private use and also enhanced appearance when in private use) although I still feel hesitant with this proposal as it is.

I have attached some of the earlier plans and my plan review letter. I would appreciate hearing your thoughts and reactions on this. I don't know whether this warrants a meeting between us or we can figure it out via email but thought I would start with sending the latest your way.

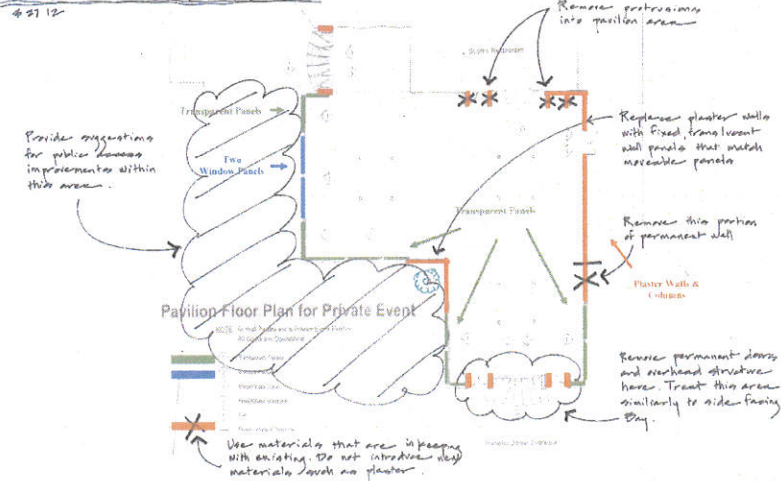
Thanks, Ellen

PS: Steve Hanson also mentioned that he had found many discrepancies between the permits and within them regarding the use of this pavilion space by Scott's. I asked that he provide this information to us.

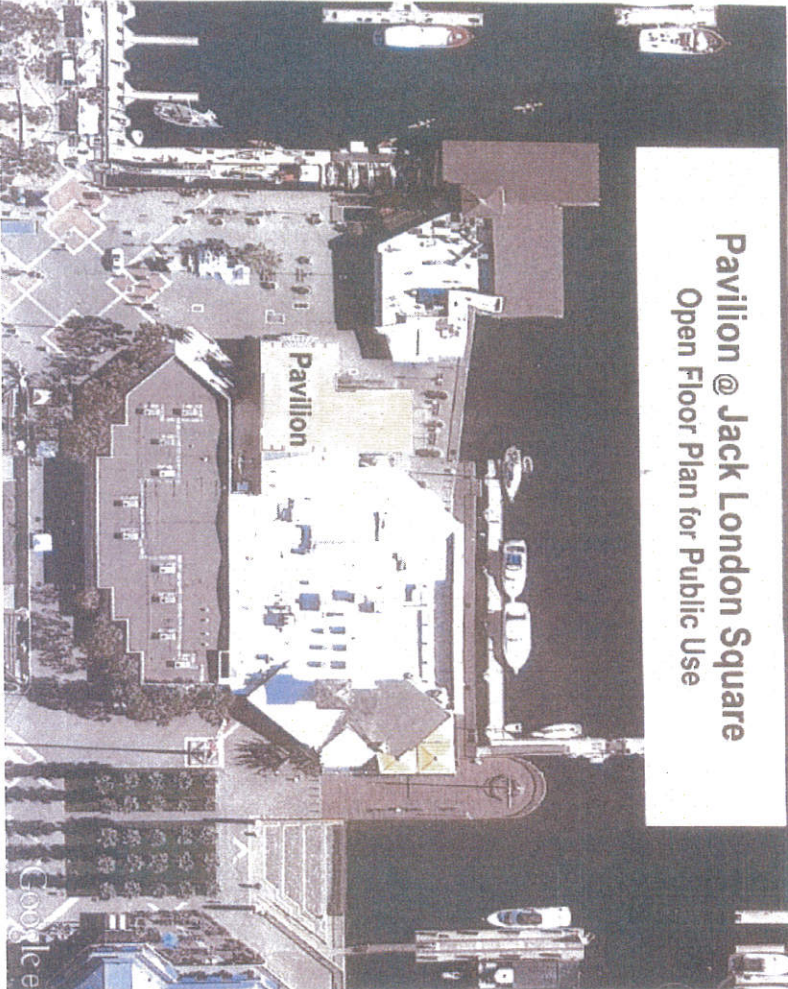
PSS: Brad, I know you mentioned getting out there to look at but much of tomorrow is filled with meetings for me and then I am gone Thursday and Friday and you will be away following 2 weeks so we won't be able to make that happen anytime soon. Perhaps upon your return if still needed.



BBC COMMENTS



Pavilion @ Jack London Square
Open Floor Plan for Public Use



Subject: Scott's Pavilion

Date: Friday, March 9, 2012 1:23 PM

From: Ellen Miramontes <ellenm@bcdca.gov>

To: Bob Batha <bobb@bcdca.gov>

Cc: Adrienne Klein <adriennek@bcdca.gov>, Brad McCrea <bradm@bcdca.gov>

Bob,

As you know, I went to Scott's this morning to view their new ideas for the pavilion structure – I think they are headed in a better direction although I still have some concerns. They are anxious to move forward and would like to have this approved soon. I said that we will want to consider it further and may want to have it reviewed by our Design Review Board.

Julie Braun from the Port was also at the meeting and upon departing she showed me a new stage/storage compartment that was added last fall without the Port's or our authorization. So we will also need to address this along with the reporting violations that Adrienne has been dealing with.

When I asked about the idea Steve Hanson had proposed regarding a public access area swap, Ray Gallagher said that they did not want to discuss that now but solely wanted to focus on improving the structure and may want to discuss this in the future. Julie mentioned that the Port needs to look at the feasibility of a swap given the limitations that may be in place given the original funding for the area.

Do you think we should take a look at this at Tuesday's Reg Staff?

Ellen



March 9, 2012

***Follow up Meeting
For the
Scott's Pavilion,
Wall Panel System Upgrades***

Attendees:

Raymond Gallagher, Scott's Restaurants

Stephen Fagalde, Scott's Restaurants

Steven Hanson, Scott's Restaurants

Ellen Miramontes, BCDC

Adrienne Klein, BCDC

Julie Braun, The Port of Oakland

Steve Fagalde
current tent earnings
= \$800K

, could go to
\$2.5 million .



3/9/12
mtg

- 14 - 10' KALWALL
- 1 - 5' KALWALL
- 2 - 10' GLASS

Track 10

3

#3

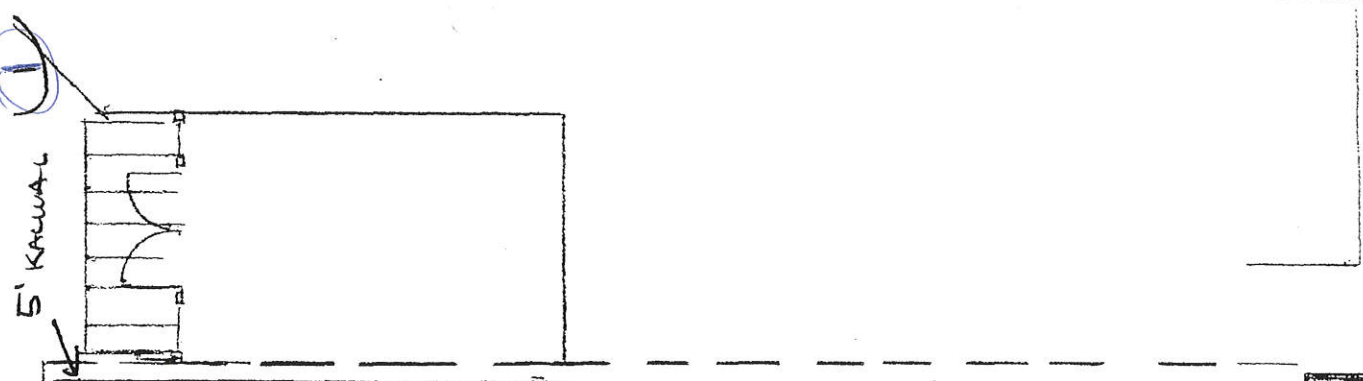
STANDING SEAM
METAL AWNING

#1 ELEVATION

3 - 10' KALWALL

Track 1

METAL FRAME WALL



#2 ELEVATION

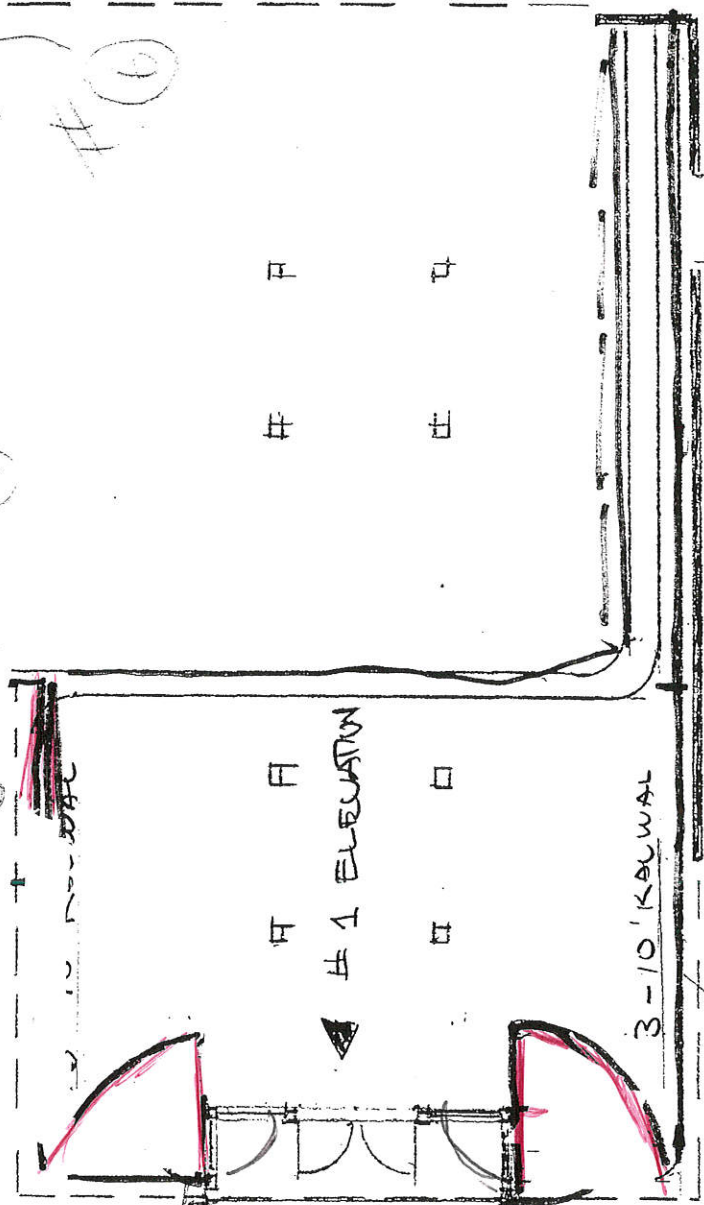
4 - 10' KALWALL

#11

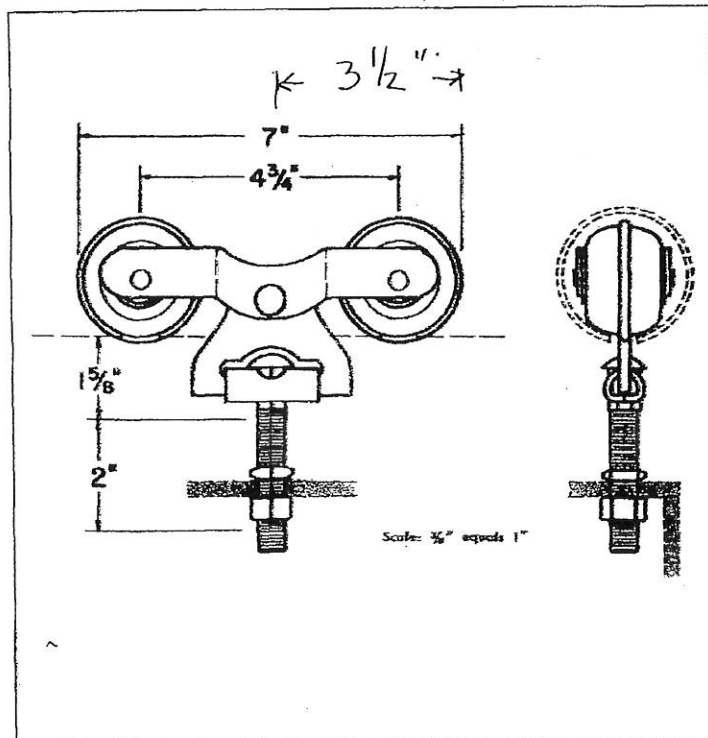
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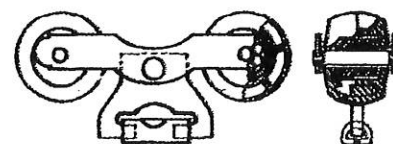
Track 1/2



DELRIN & STEEL SINGLE-TRUCK, ADJUSTABLE TROLLEY HANGERS FOR USE WITH METAL FRAME DOORS



NEW DELRIN TROLLEY



Quiet-running, corrosive-resistant DuPont Delrin, combined with the easy-running, long-lasting benefits of CannonBall needle-bearing design. Lower friction. Available in **all** popular CannonBall trolley systems.

- Never use more than 1 pair per door leaf.
- Finish: - galvanized.
- Packed 20 single trolleys per carton.
- Weight 2 pounds each.

Door Thickness: Variable

Door Leaf Weight Steel: Up to 400 lbs. per pair with 13- or 14-gauge track

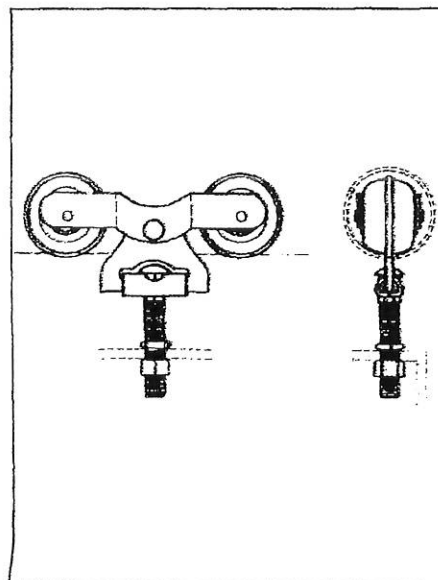
Delrin: Up to 450 lbs. per pair with 14-gauge track
Up to 600 lbs. per pair with 13-gauge track *
Up to 1000 lbs. per pair with 13-gauge track, with universal side brackets on 12" spacing *

Rods: 2 provided; 1/2" dia. Zinc-plated

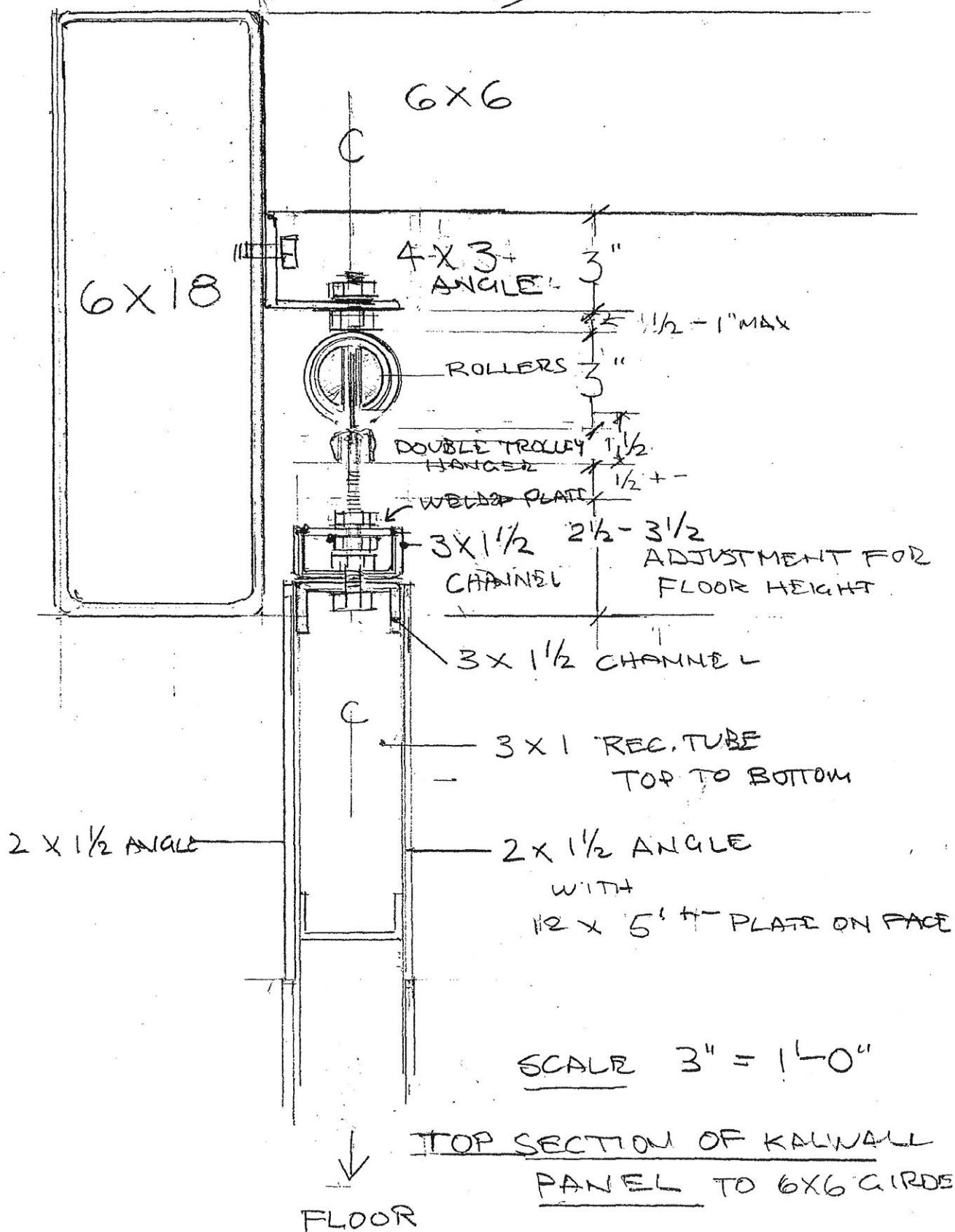
Vertical Adjustment: Up to 2 inches

Lateral Adjustment: Slotted doorframe hole required

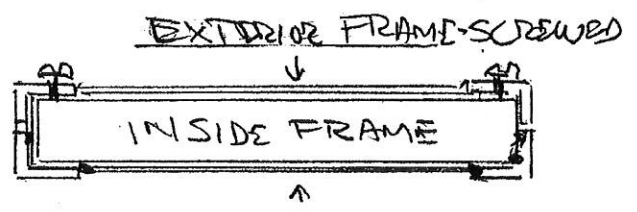
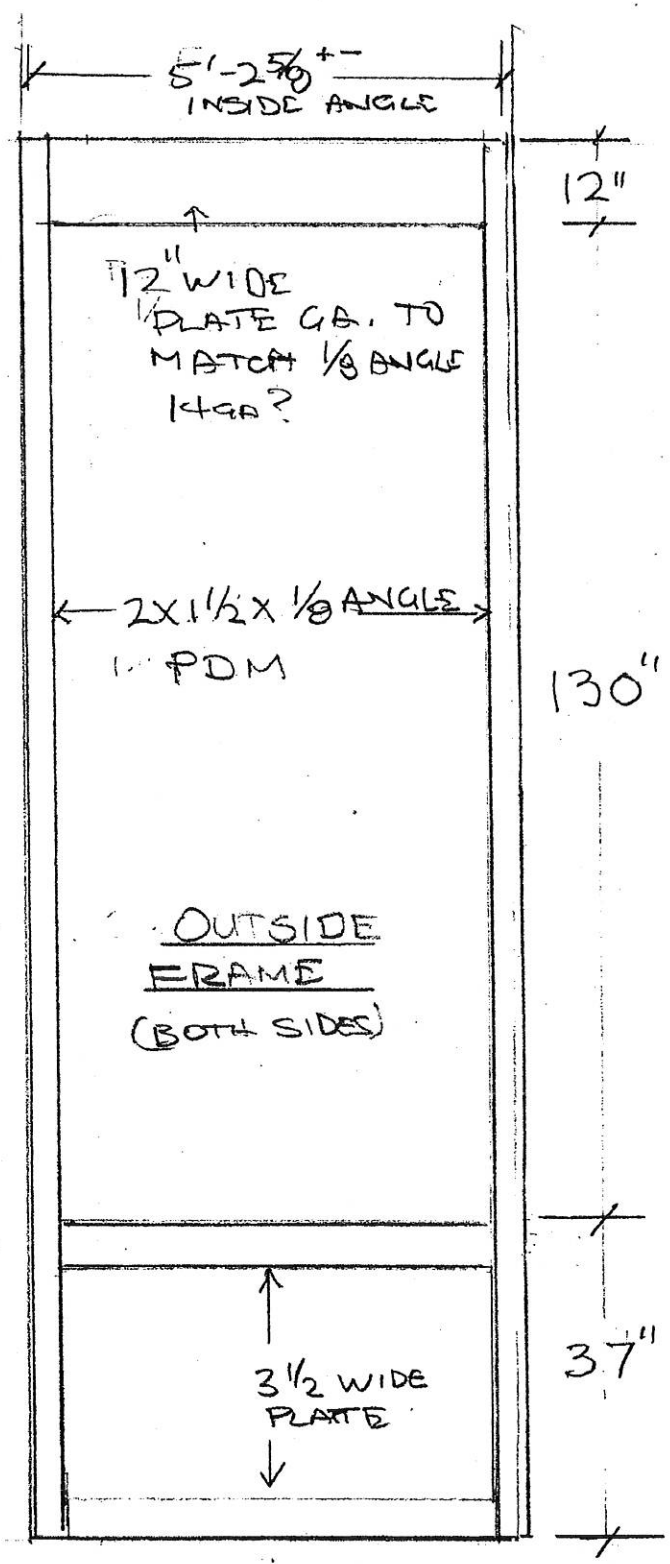
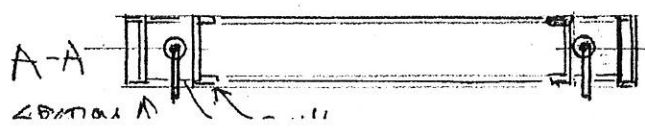
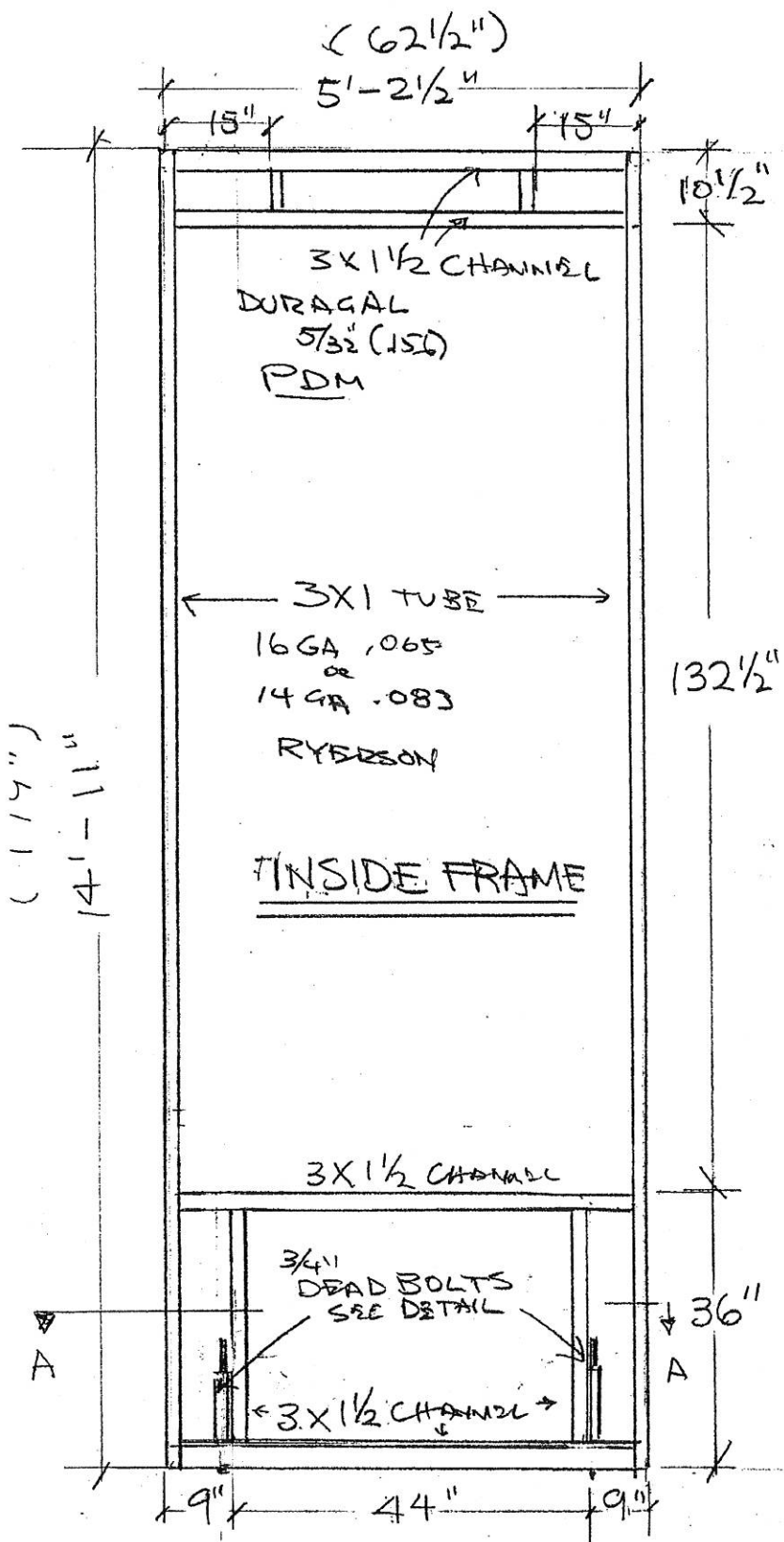
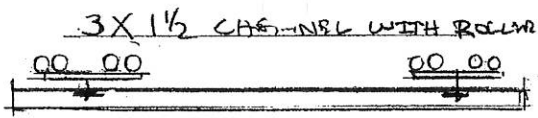
Suspension Bolt: 1/2 - 13 zinc-plated bolt, hex lock nut and adjusting nut



4

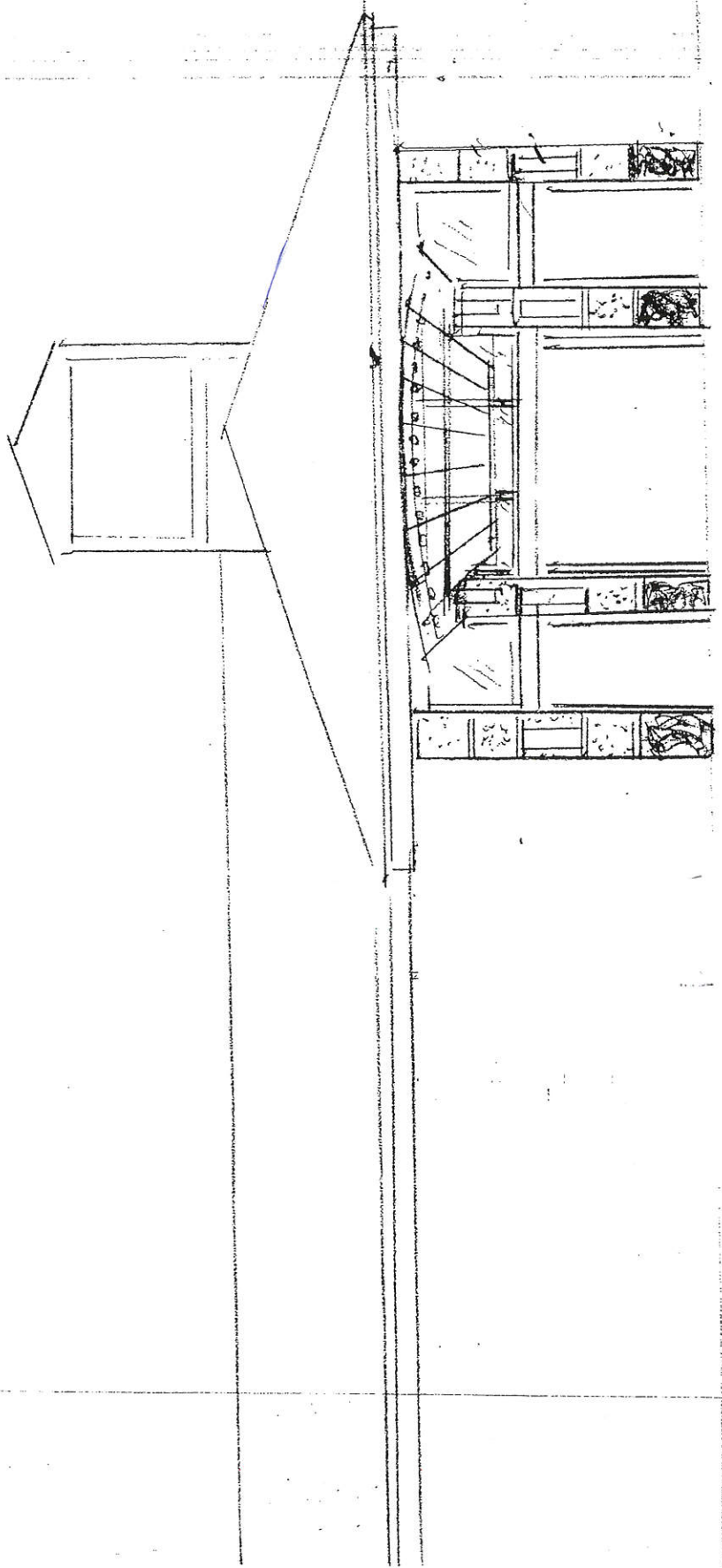


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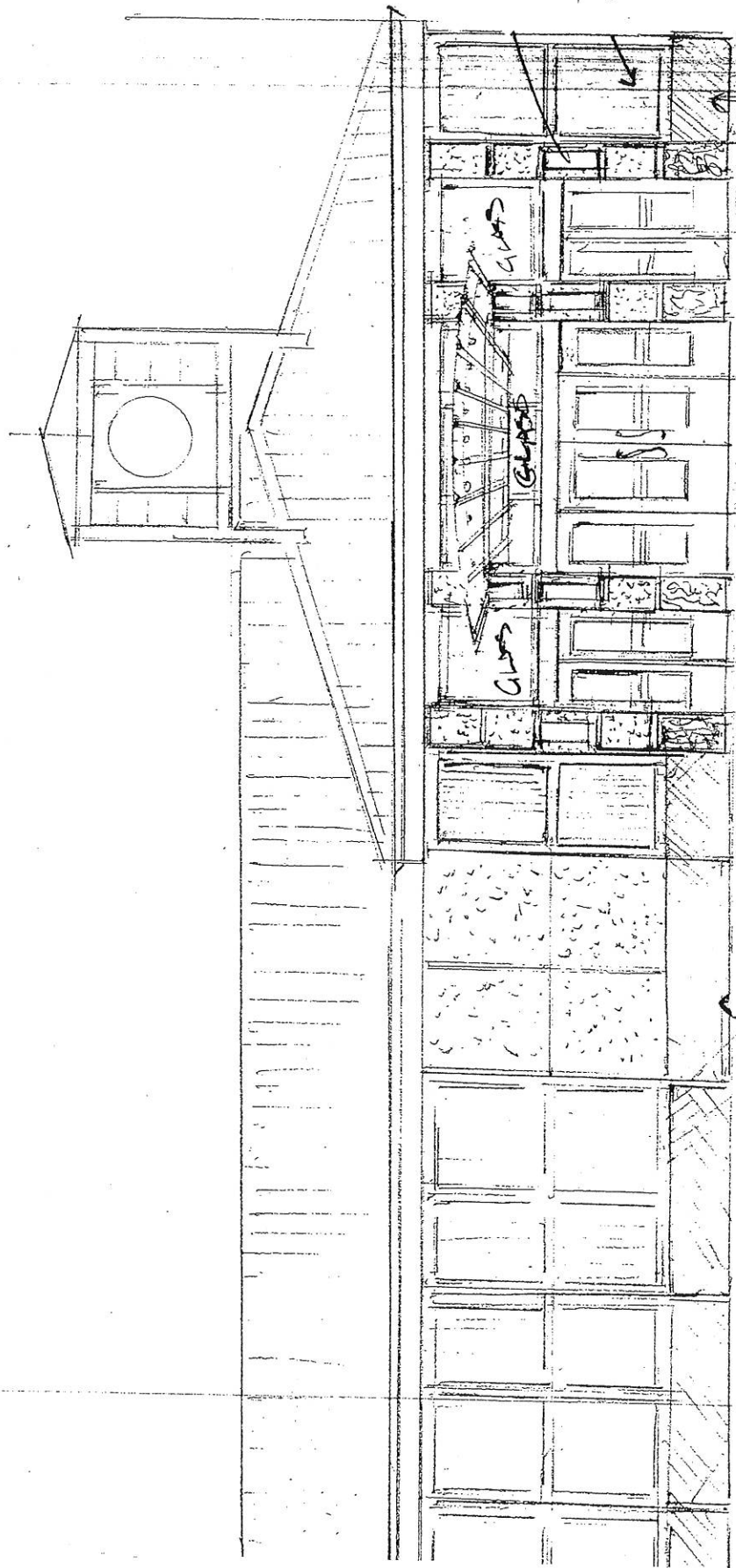
24

RESA TORE



1

WESCAMORE ENTRANCE - PANELS IN PLACE












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Item	Gauge	Wt. lbs./ft. ²	U-Value/ R-Value	Colors LT (%) / SC / ST (%)				2UV	SunXP (15 year warranty)	Dripgard	Easy Clean	E-84
				Clear	Color	IR	METAL					
					Bronze= Br Opal= Op Grey= Gr Green= Grn Blue= Bl (on req.) Opaque White (on req.)	Grey= Gr Green= Grn Blue= Bl (on req.)						
 Twin Wall	4mm 5/32"	0.16	0.69 – 1.45	83/0.94/83	Br- 37/0.67/58 Op- 67/0.80/70	N/A Grn- 66/0.69/60	N/A	N/A	N/A	N/A	N/A	N/A
	6mm 1/4"	0.27	0.62 – 1.61	82/0.94/82	Br- 50/0.67/58 Op- 40/0.79/69	Grn- 65/0.70/61 Grn- 65/0.65/60	16/0.39/34	+	+	+	+	Class A
	8mm 5/16"	0.35	0.57 – 1.75	81/0.94/82	Br- 50/0.68/59 Op- 40/0.78/68	Bl- 52/0.67/58	17/0.36/31	+	+	+	+	Class A
	10mm 3/8"	0.35	0.53 – 1.87	80/0.92/80	Br- 50/0.63/55 Op- 40/0.78/68	Gr- 20/0.48/42	17/0.36/29	+	+	+	+	Class A
 Triple Wall	10mm 3/8"	0.41	0.47 – 2.13	73/0.90/75	Br- 41/0.65/_	Op- 61/0.76/66		+	+	+	+	Class A
	16mm 5/8"	0.57	0.40 – 2.56	74/0.86/78	Op- 40/_/_ Br- 50/_/_	Grn- 55/0.60/52 Bl- 36/_/_		+	+	+	+	Class A
	25mm 31/32"	0.67	0.34 – 2.94	72/0.75/78	Br- 35/0.58/_ Op- 35/0.58/_			+	+	+	+	Class A
 3 Walls X Structure	10mm 3/8"	0.41	0.46-2.17	71/0.82/71	Op- 62/0.77/67 Bl- 29/0.37/24	Grn- 46/0.52/291	16/0.34/15	+	+	+	+	Class A
	16mm 5/8"	0.57	0.37-2.78	67/0.82/71	Op- 60/0.74/64	Gr- 22/0.34/18 Bl- 29/_/_ Grn- 46/_/_	16/0.34/15	+	+	+	+	Class A
 5 Walls X Structure	20mm 25/32"	0.66	0.29-3.45	58/0.76/66	Op- 50/0.59/51			+	+	+	+	Class A
	25mm 31/32"	0.70	0.26-3.85	57/0.75/65	Op- 49/0.62/54	Grn- 38/0.51/44		+	+	+	+	Class A
	32mm 1-1/4"	0.78	0.23-4.35	55/0.75/65	Op- 48/0.55/48 Bl- 20/0.40/35	Grn- 36/0.49/42		+	+	+	+	Class A
 5 Walls	10mm 3/8"	0.36	0.42-2.38	65/_/65	Op- 60/_/59			+	+	+	+	
	20mm 25/32"	0.67	0.31-3.23	64/0.82/70	Op- 55/0.69/60	Grn- 46/53/29 Op- 52/_/_		+	+	+	+	Class B
 6 Walls	20mm 25/32"	0.61	0.29-3.5	61/0.73/64	Op- 50/0.69/60			+	+	+	+	
	25mm 31/32"	0.71	0.25-4.0	58/0.76/66	Bl- 28/0.52/45 Op- 49/0.72/63 Gr- 12/0.34/30 Br- 28/0.52/_	Grn- 41/0.50/44 Bl- 20/0.42/36		+	+	+	+	Class C
 9 Walls Double X	35mm 1-3/8"	0.82	0.20-5.0	51/0.61/53	Op- 44/0.56/49	Grn- 35/0.41/36		+	+	+	+	
	40mm 1-9/16"	0.88	0.19-5.3	51/0.52/52	Op- 43/0.55/48	Grn- 33/0.40/35		+	+	+	+	
	45mm 1-49/64"	0.92	0.18-5.6	50/0.52/52	Op- 42/0.54/47	Grn- 33/0.40/35		+	+	+	+	
	50mm 1-61/64"	0.98	0.17-5.98	50/0.52/52	Op- 40/0.54/47	Grn- 31/0.39/34		+	+	+	+	
 ThermoClick Orange= Or Purple= Pl Red= Rd Yellow= Yl	40mm 1-9/16"	0.82	0.25-4.0	59/0.73/64	Op- 50/0.66/57 Bl- 20/0.58/51 Gr- 46/0.63/55 Or- 34/0.68/59 Pl- 15/0.62/54 Rd- 27/0.64/56 Yl- 59/0.70/61	Grn- 38/0.40/40 Gr- 14/0.32/32 Bl- 23/0.37/37		N/A	N/A	N/A	N/A	Class A

Sound Transmission	UL 972	Bending Radius
		 Bend one direction only.
15	+	34"
17	+	41"
18	+	55"
19	+	69"
19	+	69"
21	+	110"
22	+	173"
19	+	69"
21	+	110"
22	+	138"
23	+	173"
23	+	Flat Only
22	+	138"
22	+	138"
22	+	173"
24	+	Flat Only
25	+	
26	+	
26	+	
24	+	Flat Only
		Bend one direction

Lexan® Thermoclear® Multi-Wall Polycarbonate Sheets and Systems feature the latest in product technology and come with the personal service you need. At AmeriLux International, LLC, our polycarbonate sheets are an effective alternative to traditional glazings in a wide variety of applications.

High Light Transmission:

Thermoclear® Multi-Wall Sheet offers a high degree of light transmittance while blocking harmful ultra violet rays. In its structured sheet form, Thermoclear® Multi-Wall Sheet also offers excellent thermal insulation properties.

Virtually Unbreakable:

Thermoclear® Multi-Wall Sheet is economical and light in weight, yet is 10 times stronger than acrylic and 200 times stronger than glass!

Easily Fabricated On Site:

Highly flexible, a Thermoclear® Multi-Wall Sheet can be easily cold formed and will not crack or splinter when fabricated.

Anti-Drip/Anti-Fog Coating:

Our Drippard coating ensures that greenhouse condensation is carried away from the roofing so that droplets will not damage your nursery stock. Call for more information and availability.

Self-Cleaning Hydrophobic Coating:

Our Easy Clean coating reduces surface tension and causes larger droplets to form and wash away dirt, leaving the sheet almost spotless. Call for more information.

Energy Efficient:

Our Solar Control IR Sheet is extremely flame and heat resistant and UV coated on both sides. It's insulating properties save on energy costs, especially in extreme climates. Call for more information.

Warranty:

Thermoclear® Multi-Wall Sheet carries a 10 year warranty against yellowing and breakage caused by hail.

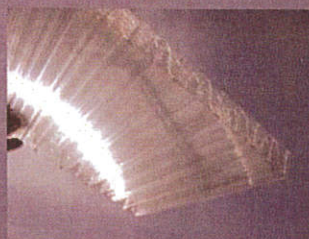
Polycarbonate Profiles:

Join Thermoclear® Multi-Wall Sheet with a complete line of polycarbonate profiles. Let our experienced professionals help you with design or sourcing the best glazing available for your needs.

We feature a wider range of products than the competitors, exclusive products such as SCIR, Easy Clean and Drippard and the practical experience to help with design or technical sources. Call today for complete product information and for a distributor in your area!



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Pictured: Lexan® Thermoclear® 25mm 6 Walls S Structure

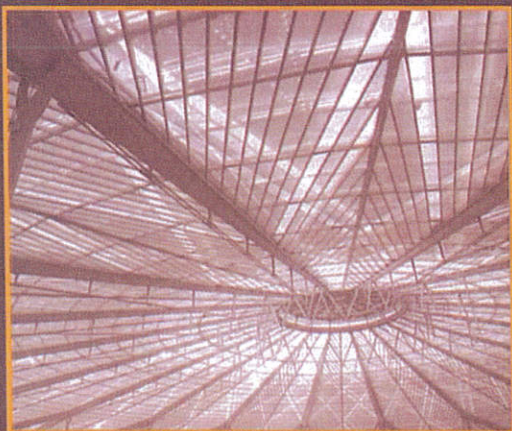
Versatile Lexan* Thermoclear* Multi-Wall Sheet for glazing can be relied upon to deliver high quality, low maintenance glazing that is built to last.

Potential Applications

Atria, canopies, walkways, greenhouses, skylights/overhead glazing, industrial overhead glazing, pool enclosures, partition walls or stadiums.

Product Advantages

- Lightweight and design flexibility vs. glass
- Ease of installation
- Excellent energy efficiency
- Superior UV resistance and impact strength
- Excellent light transmission
- Exceptional flame resistance
- Comprehensive warranty
- Complies with GC1 (ASTM D635) and Class A (ASTM E-84) performance per model building code requirements
- Broad portfolio — available in a range of structures, coatings, colors, dimensions and gauges



THERMOCLEAR*

Lexan* Tough
Polycarbonate Sheet Virtually
Unbreakable

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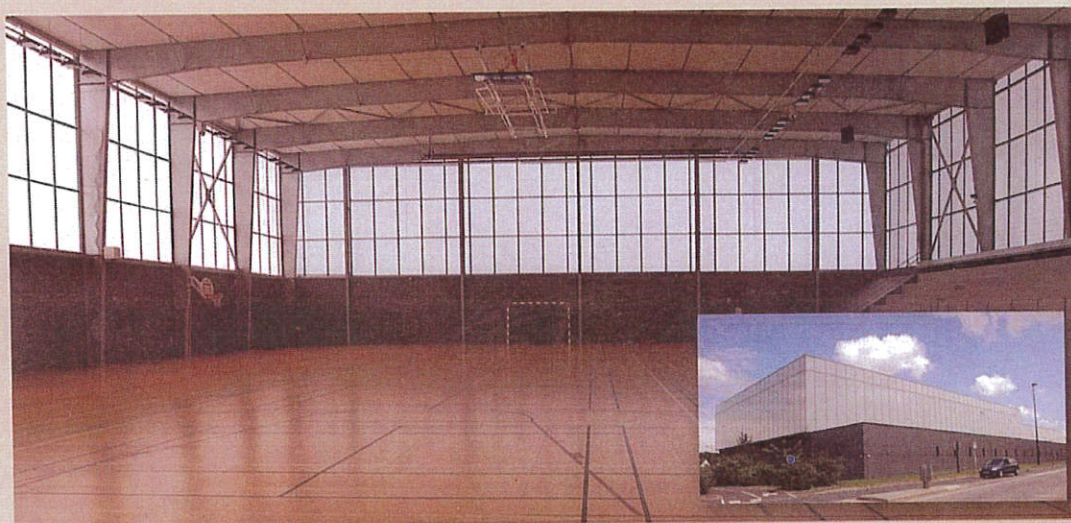


The New Standard in Eco-Daylighting Solutions

 **nanogel**[®] DAYLIGHTING
AEROGEL

CASE STUDY

Defeating the compromise with sustainable design



Sports Complex - Souchais, Carquefou, France

Architect:	Murail Architectures – Nantes & Paris, France
Contractor:	Belliard (facade)
Owner:	City of Carquefou
Building size:	36,200 sq ft / 3,360 m ²
Facade coverage:	16,150 sq ft / 1,500 m ²
Facade thermal properties:	R-value 6.4 / U-value 0.89 W/m ² K
Total investment:	\$3.82 million / €2.9 million

RESULTS:

Capital cost savings:	Savings of \$818,000 / €620,000 vs. standard glazing and exterior solar shades
Energy savings:	55,440 liters of fuel or \$51,200 / €38,800 per year
CO ₂ emission reduction:	333,000 lbs / 151,000 kg per year
Aesthetics and comfort:	Soft diffused light without glare creates a high comfort level for the athletes and spectators. Sound dampening reduces internal noise interference.

"The combination of polycarbonate sheet and environmentally friendly Nanogel particles provides a unique balance of cost, thermal performance, acoustic performance, visual comfort and aesthetics. It offers architects and developers an attractive, practical way of following the French HQE® approach to energy management and environmental impact."

—Mr. Christophe Murail, General Manager, Murail Architectures



Hear the Difference

The structure of Nanogel inhibits sound and vibration transmission not just by blocking, but by absorbing sound energy, creating significant sound control by reducing external and internal noise transfer.

The unique mechanical properties of Nanogel particles enable it to absorb sound across a broad frequency band. Nanogel-filled daylighting systems transmit much less sound than traditional systems, leading not only to better energy efficiency, but also quieter interior spaces. Nanogel fabrics used in roofing systems can dramatically improve interior acoustics by significantly reducing reverberation and transmission of exterior noise. This means greater comfort for occupants, as well as freedom in design for mixed use facilities.



The Nanogel difference in sustainable design

Nanogel daylighting system projects have been installed all over the world. Visit our website, www.nanogel.com, for more information.

Reduce your carbon footprint

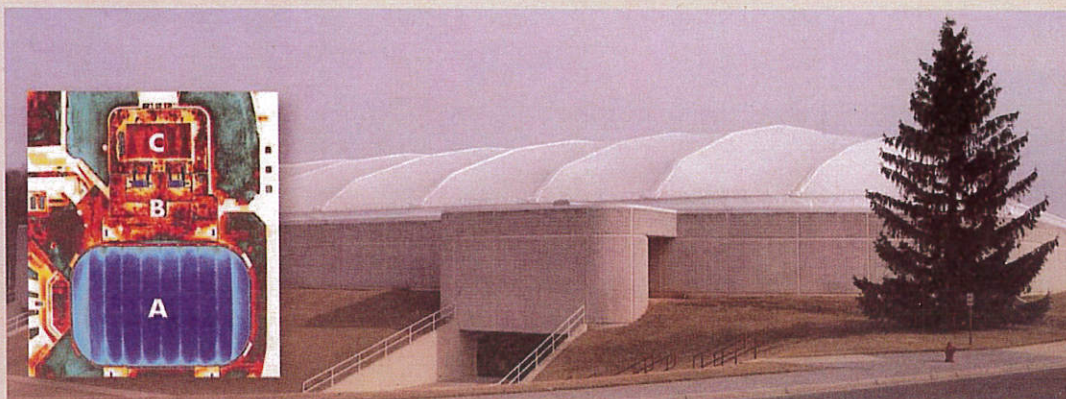
Energy is a key part of the sustainability concept. It is widely acknowledged that the construction, occupation and running of buildings accounts for close to half of all energy consumption in the USA and Europe. Not only can Nanogel save energy and reduce CO₂ emissions, it is also reusable when the building is decommissioned. Nanogel is safe for human (particle sizes from 1 to 4mm) and ecological systems, and is created through a closed loop process with little to no impact on the environment. This means including daylighting systems with Nanogel in building designs can help create healthier living, recreational and work spaces, and can assist in securing LEED™ certification and meet or exceed stringent building codes such as Part L in the UK, Energieeinsparverordnung (EnEV 2009) in Germany, and RT2005 and RT2010 in France. Nanogel holds Silver Cradle to Cradle™ certification from McDonough Braungart Design Chemistry. Cabot Aerogel is also a member of the American Architectural Manufacturers Association, the Indian and US Green Building Councils, and Germany's Trade Association of Translucent Insulating Panels (Fachverband TWD).



www.nanogel.com

CASE STUDY

Performance Reaches New Heights



Dedmon Athletic Center - Radford University, VA

Project:	Retrofit of roofing system - mixed use facility
Architect:	Moseley Architects, Virginia Beach, VA
Engineer:	Stroud, Pence & Associates, Virginia Beach, VA
Contractor:	Branch & Associates, Roanoke, VA
Owner:	Radford University
Plan area:	54,804 sq ft / 5,090 m ²

RESULTS:

Energy savings:	\$91,500 / €64,200 per year*
CO ₂ emission reduction:	1,988,800 lbs / 904,000 kg per year**
Aesthetics and comfort:	Retrofit maintained the iconic roof structure while exponentially improving user experience through sound dampening, moisture resistance and thermal insulation.

The original air-supported fabric roof of the Dedmon Center was replaced with an aerogel fabric layer sandwiched between two layers of structural PTFE fabric, creating ultra-high insulation levels. The fabric is less than 50mm thick, yet it more than triples the original roof's thermal insulation performance with a value of R-12 (U-value 0.47 W/m²K) and natural light transmission value of 3.5%. The results of the completed roof retrofit were measured through IR imaging (see inset above). On a cold winter night, the cool temperature of the arena roof (A) is readily apparent as compared with the adjacent traditionally insulated roof (B) and the natatorium fabric roof (C) which was constructed similarly to the original construct of the arena roof, with 2 layers of fabric. When measured, the ambient exterior temperature was 26°F (-3.3°C) and the interior temperature of the space was 68°F (20°C). The surface temperature of the arena roof was 28°F (-2.2°C) and the surface temperature of the rest of the facility roofs averaged 66°F (19°C).

* Calculated according to Fourier's Law of thermal conduction (integrated)

** Carbon calculations based upon the following formula: 1kWh=.537kgCO₂

www.nanogel.com

High performance daylighting

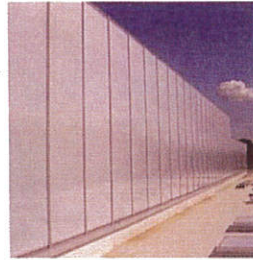
When incorporated into the following systems, in both roofs and facades, Nanogel offers architects and building owners a multitude of design benefits. Whether the installation is horizontal, vertical or at an angle, Nanogel retains its properties, enabling unflinching thermal efficiency while allowing exceptional daylight and optimized building aesthetics without sacrificing, but actually improving, occupant comfort and productivity:



Structural Composite Panels for Skylights and Façades



Structural Polycarbonate Skylight Systems



Polycarbonate Façade Systems



U-Channel Glass



Insulated Glass Units



Continuous Vaults and Ridges with Ventilation Systems



Unit Skylights, Rooflights, and Smoke Vents



Tensile Structures / Fabric Roofing

Solid, non light-transmissive construction delivers an R-value of 24 (U-value 0.24), while high performance triple-glazed krypton glass glazing delivers R-8 (U-0.7), making the choice easy when compared to Nanogel, which allows daylighting products to deliver a range of R-values from 6 to 20 (U-0.28 to 0.89) while cultivating essential natural daylight.



mtg 2/1/2012

4 hours erection (not incl. tables) just structures
4 hours take down

17 feet - view corridor measurement
each one electrically operated
roll up - 24 inch roll

- relocate structural beams to edges
- reduce permanent glass elements to ↑ transparency when not in use
- change shape of pavilion
- Ellen suggests that walls roll up from ground that are rolled into place. Hanson says guides are still required
- Ellen encourages more creative exploration from design perspective

~~xxxxxx~~

Can accommodate 200.

120-280 range

160 average

panel 14' 7"

Notes: A. Klein



Making San Francisco Bay Better

November 20, 2012

Mr. Steve Fagalde and Mr. Steven E. Hanson
Scott's Restaurant
255 Third Street, Suite 102
Oakland, California 94607-4328

SUBJECT: BCDC Permit No. 1985.019.09B (formerly known as 19-85(B)); Response to October 28, 2012 Letter and Revised Plans of Design Revisions to Public Pavilion at Jack London Square, Oakland, California

Dear Mr. Fagalde and Mr. Hanson:

We are writing in response to your October 28, 2012 letter and the attached 11 x 17 plans entitled "Public Pavilion: Jack London Square, Oakland, California," prepared by Juan Rubio of Rubio Bowden Design and dated October 5, 2012. We believe the revised design proposal for the movable wall panels is much improved. It appears that the proposed walls would function well for the pavilion when in use while at the same time not obstructing public access when the panels are slid back into their stored position. We continue to have concerns regarding the permanent door structure as we have expressed in the past.

Following receipt of these revised plans, we contacted Julie Braun with the Port of Oakland, your co-permittee, to learn of their satisfaction with the revised plans. At that time, they had not yet received the revised plans nor discussed the revised proposal with you. We understand that you are now scheduled to meet with them and review the revised proposal. Ms. Braun did indicate that the Port is not comfortable approving the revised wall panels without at the same time addressing the door structure. The Port feels strongly that the project should be reviewed and approved in its entirety. As co-permittees, the Port and Scott's must both be in agreement with the plan review and amendment requests that are submitted to BCDC.

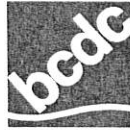
As you recall, we had stated in our September 12, 2012 letter to you that we would not be able to approve a permanent door structure through plan review and that this proposal would require a permit amendment. Once you have had the opportunity to reach agreement with the Port regarding your proposal, please let us know how you would like to proceed in terms of the amendment request. Once again, we want to remind you of the need to provide a clear plan for improving the public's use and enjoyment of this required public access area when not in use as a banquet facility.

If you have any questions, please don't hesitate to contact me by phone at (415) 352-3643 or by email at ellenm@bcdC.ca.gov.

Sincerely,

ELLEN MIRAMONTES
Bay Design Analyst

EM/gg
cc: Julie Braun, Port of Oakland



Making San Francisco Bay Better

September 12, 2012

Mr. Steve Fagalde and Mr. Steven E. Hanson
Scott's Restaurant
255 Third Street, Suite 102
Oakland, California 94607-4328

SUBJECT: BCDC Permit No. 1985.019.09B (formerly known as 19-85(B)); Response to August 23, 2012 letter - Regarding Proposed Design Revisions to Public Pavilion at Jack London Square, Oakland, California

Dear Mr. Fagalde and Mr. Hanson:

We are writing in response to your August 23, 2012 letter and also to follow up from the meeting Brad McCrea and I had with you both on July 10, 2012 here at our office. At that meeting you shared a photo simulation of a revised entrance feature design that is proposed on the eastern side of the existing pavilion structure. We discussed other aspects of the design as well, but the plan, elevation and section drawings had not yet been developed. In your August 23, 2012 letter you reiterate the reasons why you would like to modify the pavilion structure and explain your desire to make these changes in the near future. In your letter, you also point out language in the permit that you believe to be confusing and inconsistent. Thank you for pointing out these potential problems with the permit language. We also believe it is important for the permit to be clear, consistent and understandable by all parties. We would be happy to receive your suggestions on how the permit could be amended to improve its clarity.

As you have requested, this letter will provide our response to the proposed changes you desire to make with the pavilion.

As you are aware, we have met with you to discuss your proposal several times. On March 26, 2012 we wrote a letter to Mr. Raymond J. Gallagher providing our feedback on the design proposed at that time and requesting further information. Since receiving our March 26, 2012 plan review letter, you have responded to some of the feedback we provided by making the following changes:

- shortened the proposed permanent wall section on the north side of the pavilion
- removed the proposed plaster walls at the outer corner of the pavilion
- removed the four short plaster walls that were proposed to extend into the pavilion area on either side of the restaurant's east-facing doors

In that letter and on the plan that was attached with comments, we requested that you remove the permanent doors and overhead structure that were proposed along the eastern side of the pavilion so that the required view corridor through this area would not be obstructed

Mr. Fagalde and Mr. Hanson
September 12, 2012
Page 2

when the area is available for public use. It is also important for the required public access area to remain physically unobstructed in order to serve as usable open space.

When we met on July 10, 2012, you shared a photo simulation with a revised design solution for the permanent structure and doors proposed on the eastern side of the pavilion. At that meeting we continued to express concern regarding this aspect of the proposal.

In summary, we believe that the current proposal, minus the permanent entryway structure, can be approved administratively through plan review. In order to receive approval for the other proposed changes to which we have responded favorably (not the permanent entryway structure), you will need to submit more detailed construction document plans for our review and approval under the current authorizations and requirements of the permit. These plans should include the proposed plan, elevations, sections, details and specifications for the materials to be used. Please refer to Special Condition II-A, which specifies the process and plans needed for plan review. We would be happy to provide feedback on preliminary plans as they are being developed. As we have previously discussed and we also noted in our March 26, 2012 letter, we believe that additional improvements should be made to the existing public access area. Please submit plans for your proposed public access improvements together with the pavilion plans.

Regarding the process for approval of the permanent entryway structure, as we have shared with you, we are unable to approve this structure through plan review pursuant to the current authorizations and requirements of the BCDC permit. We continue to believe that it would be inappropriate to place such a permanent vertical structure within the required view corridor and public access area. However, you could choose to pursue the installation of this permanent structure by seeking an amendment to the permit. This amendment process would require review by our Design Review Board and likely include a public hearing and vote before our Commission. Please also keep in mind that the entire pavilion occupies a required public access area, that the pavilion was authorized to improve public access in this area by providing a different experience, that it is questionable whether the pavilion has in fact improved public access in this area, and that we have continued to remind you that the project should incorporate elements that will improve the public's use and enjoyment of this area.

If you have any questions, please don't hesitate to contact me by phone at (415) 352-3643 or by email at ellenm@bcdcc.ca.gov.

Sincerely,



ELLEN MIRAMONTES
Bay Design Analyst

EM/gg

cc: Julie Braun, Port of Oakland



Making San Francisco Bay Better

March 26, 2012

Mr. Raymond J. Gallagher, Founder
Scott's Restaurant
255 Third Street, Suite 102
Oakland, California 94607-4328

SUBJECT: BCDC Permit No. 1985.019.09B (a.k.a. 19-85(B)); Plan Review Response Regarding
Proposed Changes to Public Pavilion, Jack London Square, Oakland, California

Dear Mr. Gallagher:

I am writing with regard to the modifications you have proposed for the Public Pavilion that is situated adjacent to your restaurant, Scott's Restaurant, located in Jack London Square in Oakland, California. The existing 4,400 square foot pavilion was authorized for shared public and private use under BCDC Permit No. 1985.019.09B.

Please be aware that BCDC's permit numbering system has recently changed to improve the Commission's information storage and retrieval capacity. Therefore, you will notice that the number of your permit looks slightly different. We believe that this simple change will greatly improve our ability to serve your needs in the future.

On December 14, 2011, Adrienne Klein, the Commission's Chief of Enforcement, and I met with Steve Fagalde, President of Scott's, and Steve Hanson, the representative for Scott's, to review the original proposal for modifying the pavilion and also to discuss compliance issues related to Scott's use of the pavilion. We then met on February 1, 2012 at the pavilion with these same parties to review the proposal further and view mock-up samples of the proposed structural additions.

At these two meetings, we expressed concern regarding view blockage as well as physical obstructions that the proposed changes would cause within the required public access area. While we understood the public access benefits that a mechanized, structural system could bring to the pavilion (substantially shortened time for set-up and take-down of the pavilion enclosure when in use for private events), we were concerned with the physical impacts of the particular proposal. This original proposal included permanent doors and transparent panel walls that would have been located at several corners of the pavilion and would have prevented free-flowing pedestrian movement through the area when the pavilion was not in use for private events. These permanent additions would have also caused blockage of views to the Bay. We encouraged Mr. Fagalde and Mr. Hanson to revise the design in a manner that would better address our concerns regarding negative impacts upon the public access areas.

Subsequently, on March 9, 2012, I came to Scott's to meet with you, Mr. Fagalde, Mr. Hanson and Julie Braun with the Port of Oakland. At this meeting, you shared a revised concept for changes to the pavilion structure. The revised concept was much improved. For example, it

included the removal of many of the permanent doors and corner walls that the original proposal contained. However, we would like to provide the following feedback regarding this revised proposal to assist you in developing a plan that we could support:

1. **Further Minimize Obstructions:** Work to further minimize obstructions by following the feedback noted on the attached plan. Based on the plans you have provided, it appears that the 34-foot-wide view corridor may be partially obstructed. Please indicate whether that would be the case.
2. **Use Materials in Keeping With Existing Materials:** Use materials that are in keeping with the existing architectural materials, which is steel and transparent roof panels. Do not introduce new materials such as plaster and wood.
3. **Provide More Detail:** Provide plans, elevations, sections, details and perspective drawings to provide a more detailed vision of how the proposed additions may appear, and to demonstrate how they would be constructed. Specifically, please provide details to show how a track may be incorporated into the ground in order to securely move the panels into place. It is important that the changes to the ground plane do not introduce a tripping hazard. It is also important that the ground surface remains accessible to persons with disabilities.
4. **Improve Public Access Amenities:** In order to offset the detrimental effects that these proposed additions to the pavilion would have on the required public access area, please provide suggestions for how you might improve the public access amenities in this area perhaps with improved benches and planters. Also please note that Special Condition II-B-5-d of the BCDC permit currently requires that 15 tables and 35 chairs shall be in place at all times within in the pavilion area except when the pavilion is in use for private events or other approved public events. During our recent site visits, we have noted that these tables and chairs have not been in place. Please let us know if there is a specific reason for this.

In our review of BCDC Permit No. 1985.019.09B, we have determined that these proposed modifications to the pavilion could be approved through plan review based on the authorizations in place under this permit. Once the plans have been revised to address our concerns, we may then provide plan approval, which would allow you to proceed with construction.

While we understand your desire to alter the pavilion structure in order to improve its appearance and function for private events, we would like to remind you that the primary purpose of this area is for public access use as agreed to within BCDC Permit 1985.019.09B. As you are aware, the permit states that the pavilion shall be "used for public access purposes eighty percent of each year (292 days) and for private events hosted by Scott's Restaurant twenty percent of each year (73 days)." The permit also further specifies how long the pavilion may be enclosed for and how many weekend days it may be used during specific time periods of the year. If you are not clear on the allowable use of the pavilion, please let us know so that we may clarify the conditions of the BCDC permit.

As you, Mr. Fagalde and Mr. Hanson have pointed out, we agree that this proposed modification would potentially facilitate an improvement from a public access point of view due to the fact that the proposed enclosure system would be much easier and quicker to put in place and then fold back and would, thereby, facilitate the pavilion area being available for public use. As Ms. Klein indicated to Mr. Fagalde and Mr. Hanson at our December 14, 2011 meeting, over the years Scott's has deviated from the conditions set forth in the permit

Mr. Raymond J. Gallagher
March 26, 2012
Page 3

regarding the use of the pavilion for private events. We have become aware that you have used the pavilion for a greater number of events and longer periods of time than what is authorized in the permit. Ms. Klein has indicated the importance of complying with the existing permit conditions. We expect that you will do so moving forward.

If you have any questions, please don't hesitate to contact me by phone at (415) 352-3643 or by email at ellenm@bcdca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Miramontes", with a long horizontal flourish extending to the right.

ELLEN MIRAMONTES
Bay Design Analyst

EM/rca

Encl.

cc: Steve Fagalde, President of Scott's
Steven E. Hanson, Representative for Scott's
Julie Braun, Port of Oakland

B CDC COMMENT

3.27.12

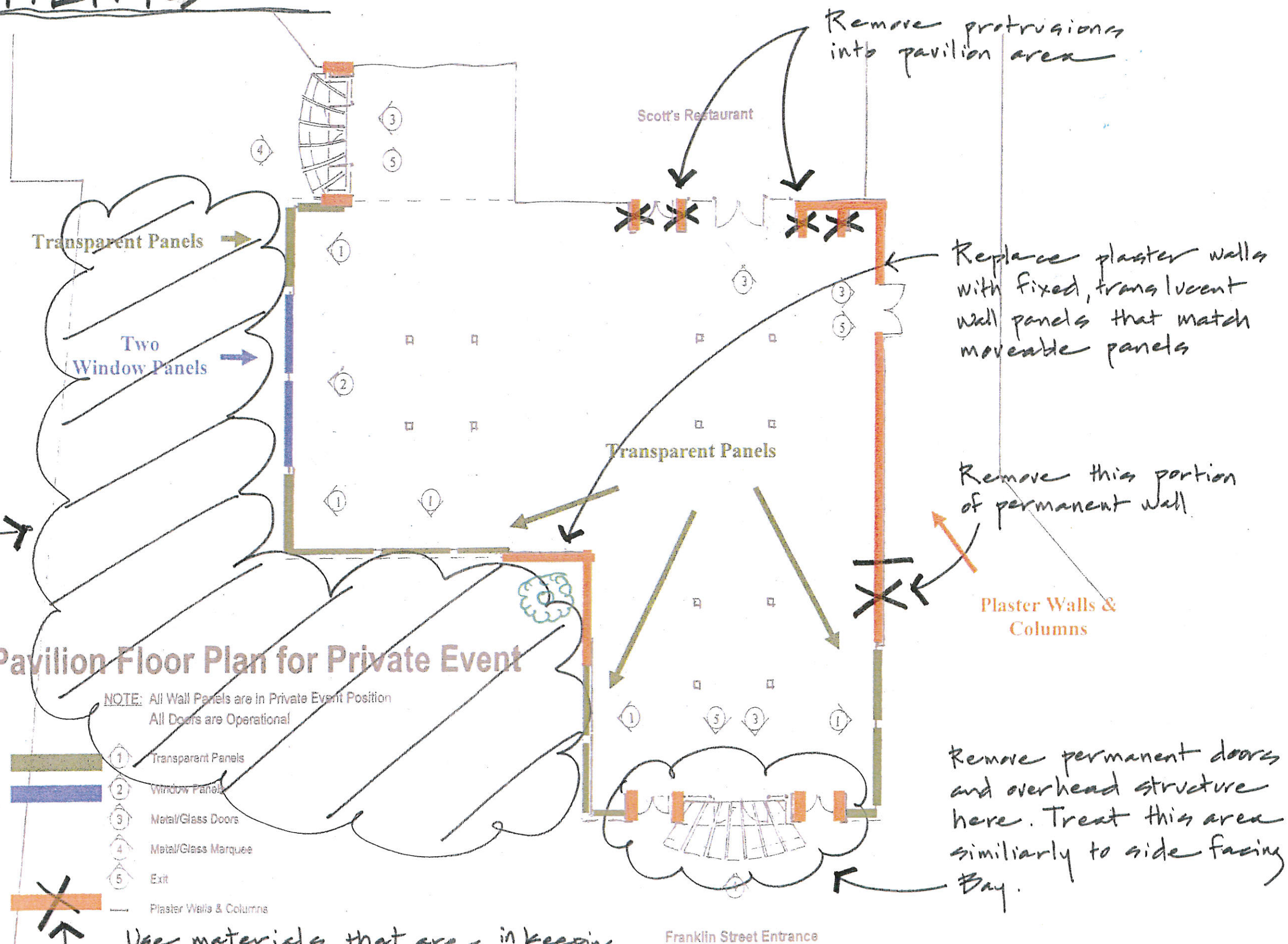
Provide suggestions for public access improvements within this area.

Pavilion Floor Plan for Private Event

NOTE: All Wall Panels are in Private Event Position
All Doors are Operational

- ① Transparent Panels
- ② Window Panels
- ③ Metal/Glass Doors
- ④ Metal/Glass Marquee
- ⑤ Exit
- Plaster Walls & Columns

Use materials that are in keeping with existing. Do not introduce new materials such as plaster.



Subject: July 18 to ellen mairamontes re pavilion BCDC permit

Date: Thursday, August 23, 2012 5:13 PM

From: Steve Hanson <hansonsteven@gmail.com>

To: Ellen Miramontes <ellenm@bcdcc.ca.gov>

Cc: Steve Fagalde <stevef@scottscorp.com>

Hi Ellen,

Despite our promise of getting this to you earlier, we are submitting this letter now addressing further issues with the Pavilion.

We were hoping, as discussed in our meeting last month, that you and Brad had a chance to take a look at the Pavilion to see if the proposal we have submitted makes sense

We think that our collaborative efforts have resulted in an acceptable compromise that will make the Pavilion much more user friendly and a renewed asset to the common area

We really would like to have a path forward with approvals for our efforts as we would love to have the new installation up and running before winter sets in.

We believe that the principal benefit for this improvement will be a more comfortable and attractive waterfront amenity as well as expansion of the public use, in that the wall system that we

are proposing can be rolled out of the public area in 20 to 30 minutes not the four to six or more hours that the current system takes.

Secondarily in the letter, as we discussed, we pointed out what we believe are anomalies and inconsistencies in the present language in the permit. We are available to make recommended changes and process those through with the assistance of BCDC and the Port.

We believe, however, that the first priority though is to get the Pavilion's proposed modifications approved --- and we need your direction! We don't believe there is an alternative to some sort of entry way that front's Franklin Street and is visible to the public during functions. We also believe that our current design provides an unobtrusive and transparent structure during non-scheduled events at the Pavilion (when it is open for public access).

Thanks

Thanks

Steve Hanson

hansonsteven@gmail.com



August 23, 2012

Sent via e-mail and US mail

Ellen Miramontes
Bay Design Analyst
San Francisco Bay Conservation and Development Commission (BCDC)
50 California Street, Suite 2600
San Francisco, CA 94111

Subject: **Follow-up to our meeting on July 10, 2012– Public Pavilion – Scott's, Jack London Square- Permit No. 19-85(B)**

Dear Ellen

I apologize for the delay in getting you this letter and wanted to revive our discussing at our meeting on July 10, 2012. We have been reviewing the issues in the language in the subject permit that appears to create some confusion in the ability of Scott's to comply with the permit requirements as well as the Port of Oakland's ability to enforce the requirements.

While, we need to focus on the permit, we also want BCDC to provide us with a path forward to make the improvements we are requesting. To make it clear, this is our first priority! As we have said, our proposed improvements should have a positive effect on the use of the Pavilion and the public access and views. *It would be ideal if we could make these improvements before this winter's banquet season!*

A. Proposed Pavilion Improvements per our most recent Submission.

The main reason for our meeting last month was to present to you and Brad our latest proposed design modification in our effort to seek approval in making the necessary changes in the Public Pavilion to both improve its public accessibility but its use as a private venue. In our efforts, we have tried with all the technology and design work available to us to address the objections raised by BCDC staff in terms of removing impediments to public access and preserve public views.

We believe that it is necessary to preserve a point of entry that both is visible, meets fire code requirements for assembly buildings as well as the athletics of the existing structure, given as well the sensitivity of the space when it is unencumbered with the movable wall system.

One of the issues we must focus on is the economics of making these improvements and the scheduling of events, as winter approaches. We do not want to be left "out in the cold", so to speak and would like to have a system approved and installed which will improve the overall experience of both the private and public users of the Public Pavilion.

At this point, we need to know where we stand *and what processes* we need to take in order to move forward. Your direction, patience and assistance has been greatly appreciated. We look forward to further direction, but also need you to understand that we are trying to move forward with time constraints we feel are imperative.

B. Permit Language

Some of the language in the permit appears to create frustration among the parties because of issues of interpretation on how to comply with the permit provisions. We certainly would like to make suggestions on how to better address these issues in a revised permit, but at this point, we simply wanted to point out what we observe as some of what appear to be inconsistencies and or language that needs to be clarified in order to make the permit more user friendly and accomplish the requirements relative to the findings in the permit as it relates to state law.

In reviewing Permit No. 19-85 (B) Corrective Amendment No. Ten (Scotts), with respect to preparing our case for a potential amendment to the existing permit we have found the following concerns:

Perceived Inconsistencies or Questions Concerning the Permit

1. It is not clear to us when the Permit terminates, or if it terminates. We would certainly like the agreement extended to be co-terminus with the Port's lease with Scott's Jack London Seafood, Inc. Examples of the confusion comes in the heading "Amendment Corrected through July 8, 1997" and then again under Item 1.a. "....Scott's Restaurant through January 15, 1996" and then again for Item 2.c. "....three months until January 15, 1996." Our request would be that these dates be consistent and terminate in the future, commensurate with the amortized investment in this asset.
2. Set up and take down times pre and post event seems inconsistent. Under B.2.a. it states that "The tent shall be erected no sooner than 6 hours prior to an approved scheduled event and shall remain standing no longer than 12 hours following an approved scheduled event." We find this statement to be reasonable, especially so if we are permitted to make the proposed improvements which we propose. Under B.2.b. there is another discussion of "site furniture" which we are fine with, but perhaps could be consistent with respect to time constraints imposed for removing the tent walls. Language in Exhibit A. which contains a table discusses the percentage of time the Pavilion is in private and public use, (number of days and consecutive weekend days, etc.), under item 6 (below the table) is the directive that states that "Scott's will not lower the fabric curtains prior to one (1) hour before a private event and will retract the curtains within one (1) hour after a private event." This statement seems in conflict with earlier language and we prefer the language in B.2.a. Our requested modifications to the permit (which addresses mechanical rolling walls) could give us some additional flexibility to adjust the times so that there can be a tighter turn around schedule than those discussed in B.2.a.
3. Plaza square footage. In the permit it discusses the plaza square footage as 1.c. "...within an existing 20,000 Square-foot plaza..." Under B.2.a. the Permit talks about the plaza size being approximately 23,000 square feet and then under Item C. Public Access, in the fourth Paragraph it talks about the "...Pavilion as part of a large 32,300 Square foot L shaped public space". This is not material, but it should be noted that the Public Pavilion is only 4,400 square feet consisting of only 7.27% of the available open public space, given the size of the plaza as stated in the permit.
4. The issue of percentage of use for Private events at 20% of all the days in the year and the definition of higher public use period and lower public use period creates confusion, because in fact under the current definition that percentage could vary. A better and more explicit table is necessary to avoid confusion. The actual amount of scheduled public use of the Pavilion is

minimal (20%). Unscheduled and open use of the Pavilion by individual members of the public is also minimal as currently observed.

5. Language in Exhibit A, such that the Port will only approve two consecutive private events at any time does not seem consistent or appears unnecessary considering other language that already exists in the current Permit.
6. One concern for Scott's is the issue of notification of events to the Port, while the language requires that the Port be notified of events on a quarterly basis, "January 1, April 1, July 1 and October 1 of each year, it does not appear to prevent Scott's from providing a listing of events beyond this quarterly schedule, however, the Port does not want to accept events listed if they fall beyond each of the defined quarters. As any event coordinator understands, many events require many months to plan or in the case of weddings and annual events can be planned up to twelve months in advance. It is unreasonable for Scott's if it cannot, in its quarterly scheduling, provide events and updates through a 12 month period in advance of each of the required quarterly updates. In addition, when event schedules change Scott's would notify the Port on a routine basis.

With respect to the concerns over the existing permit conditions, as in our discussion above, we would like to propose in the near future language to both BCDC and the Port that we think could make the intent of the permit and its enforcement an easier task for all of us. But for our immediate concern is how to proceed with the needed improvements to make the Pavilion into a standard that will continue to attract use to the area.

Thanks again for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven E. Hanson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Steven E. Hanson

On behalf of Scott's Seafood Grill and Bar

cc: Stephen Fagalde